

with the requirements of Section 13-1-12. The Plan Commission may reduce the landscaping requirement when the requirement cannot be reasonably met due to limitations unique to the site.

- (11) Lighting. Permitted uses requiring conditional site plan approval shall comply with the requirements of Section 13-1-12.
- (12) Design Standards.
 - a. Permitted uses requiring conditional site plan approval shall comply with the requirements of Section 13-1-12.
 - b. The following shall apply to additions or expansions not required to obtain site plan approval:
 - 1. The primary facade materials for all additions or expansions shall be brick or natural stone. Where there is an addition or expansion to an existing building, the facade materials on the portion of the building being altered or added must visually match or complement the appearance of the existing building. The Plan Commission may consider the use of alternative facade materials that are durable and of high quality for such additions or expansions. Vinyl siding, aluminum siding, enameled steel, and non-decorative concrete masonry units are prohibited as primary facade materials for any building elevation.
 - 2. Secondary facade materials may be used for architectural details or enhancements to additions or expansions. Such materials shall be high quality, durable, and not cover more than twenty-five (25) percent of the building facade. Vinyl siding, aluminum siding, enameled steel, and non-decorative concrete masonry units are prohibited as secondary facade materials for any building elevation. All secondary materials shall be approved by the Plan Commission.
- (h) **NUISANCE CONTROL.** No operation, process, manufacturing, or building shall produce or create excessive noise, light, odor, smoke, vibration, heat, glare, dust, gas, electronic interference, toxic matter, industrial waste, or other external nuisance.
- (i) **SIGNS.** Refer to Article F.

SEC. 13-1-31 I-1. HEAVY INDUSTRIAL DISTRICT.

- (a) **PERMITTED USES.**
 - (1) Manufacture, assembly, compounding, processing and packaging of goods, materials and products (excluding automotive wrecking and junk yards).
 - (2) Printing, publishing and engraving.
 - (3) Research, laboratory and testing facilities.
 - (4) Transportation, trucking facilities or terminals and enclosed repair facilities.
 - (5) Wholesale, warehousing, storage and distribution.
- (b) **PERMITTED USES REQUIRING CONDITIONAL SITE PLAN APPROVAL.**
 - (1) Radio, microwave or television tower.
 - (2) Railroad rights-of-way and uses essential to railroad operation.
 - (3) Retail trade, finance, insurance, real estate, office and other services incidental and complementary to local industry.
- (c) **SPECIAL USES.**
 - (1) Public utility structures.

- (2) Commercial telecommunication facilities in accordance with Section 13-1-81.
- (3) Auto/Truck Sales and Service.
- (d) **ACCESSORY BUILDING AND USES.**
 - (1) Accessory buildings and uses customary with and incidental to the principal use are permitted unless otherwise excluded by this Code.
 - (2) Dwellings for watchman.
- (e) **STANDARDS.**
 - (1) Minimum area to be zoned Heavy Industrial District – Twenty (20) acres.
 - (2) Minimum lot size – One (1) acre.
 - (3) Minimum lot depth – Two hundred forty-five (245) feet.
 - (4) Minimum lot width – One hundred eighty (180) feet.
 - (5) Minimum front yard setback – Thirty (30) feet for buildings and ten (10) feet for parking.
 - (6) Minimum side yard – Ten (10) feet.
 - (7) Minimum rear yard – Ten (10) feet.
 - (8) Maximum building height – One hundred (100) feet.
 - (9) Maximum lot coverage of buildings shall not exceed sixty percent (60%). The Plan Commission, upon review, may reduce this requirement up to fifty percent (50%).
 - (10) Minimum landscaping requirement.
 - a. Permitted uses requiring conditional site plan approval shall comply with the requirements of Section 13-1-12.
 - b. Requirements set forth in Sec. 13-1-17 for industrial transitional landscaping areas shall apply to this district.
 - c. The Plan Commission, upon review, may reduce the required landscaping area as set forth in 13-1-12 by up to fifty percent (50%) when the requirement cannot be reasonably met due to limitations unique to the site.
 - (11) Parking and Loading. The parking and loading requirements listed in Article E shall apply to this district.
 - (12) When the Heavy Industrial District is adjacent to a residential district or use, the transitional area requirements shall apply.
 - (13) Lighting. Permitted uses requiring conditional site plan approval shall comply with the requirements of Section 13-1-12.
 - (14) Screening. Permitted uses requiring conditional site plan approval shall comply with the requirements of Section 13-1-12.
 - (15) Design Standards. Permitted uses requiring conditional site plan approval shall comply with the requirements of Section 13-1-12.
 - (16) Residential use is prohibited.

SEC. 13-1-32 I-2 GENERAL INDUSTRIAL DISTRICT.

- (a) **INTENT.** The purpose of this district is to encourage manufacturing, warehousing and other similar uses in areas already established for such uses.
- (b) **PERMITTED USES.**
 - (1) Insurance, real estate, office and other services incidental and complementary to local industry.
 - (2) Manufacture, assembly, compounding, processing and packaging of goods, materials and products.
 - (3) Printing, publishing and engraving.
 - (4) Research, laboratory and testing facilities.